



Date:	2/7/2017
LPC Docket #:	18-7634
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 145 Perry Street

Borough: Manhattan

Block: 633 **Lot:** 37

Historic District: Greenwich Village Historic District

Description: A two-story garage. Application is to demolish the existing building and to construct two new buildings.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, details and siting are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the existing garage building is not a building for which the Greenwich Village Historic District was designated, therefore its demolition will not detract from the special historic and architectural character of the Historic District;
- that the height, bulk, and massing of the proposed buildings will be in keeping with the scale of historic apartment buildings within the Historic District on Washington and Perry Streets and with modern apartment buildings outside the Historic District on the west side of Washington Street;
- that locating the new apartment building at the north of the site will allow for a contextual transition between the similarly scaled apartment buildings to the north and the new large townhouse at the corner;
- that the design of the new apartment building, consisting of a bronze structure set slightly back from the streetwall with wide bronze-framed projecting window openings separated by bronze spandrels, will be a modern interpretation of tall mid-block apartment buildings with punched window openings typically found within the Historic District;
- that the recessed ground floor entrance of the apartment building, with a bronze-paneled entrance door, decorative bronze panels, and a large bronze planter, will be slightly lower than the adjacent storefronts and will be well-scaled to the pedestrian experience of the street;
- that the design of the new townhouse, consisting of a light-colored hand-made brick façade above a granite base, with multi-story window openings with multi-light bronze windows with spandrels and monumental masonry openings with a recessed terra cotta façade with multi-light bronze windows with spandrels, will be in keeping with modified warehouse and other large-scale buildings found elsewhere within this and neighboring Historic Districts;
- that the brick screen façade at the corner of the townhouse will follow the acute angle of the street corner while the interior structure will be perpendicular to Washington Street resulting in a juxtaposition that allows the brick façade to follow the streetwall on Perry Street while the interior terra cotta clad structure relates to the traditional rectilinear design of new and historic apartment buildings to the north;
- that the recessed bronze-framed planters within the monumental openings along both facades and the recessed bronze-framed entrance with a planter along Perry Street will allow for a connection between the large openings and the pedestrian experience of the street;
- that the presence of a curb cut for a new integrated garage will be in keeping with curb cuts found at garages and other industrial buildings along Perry Street and elsewhere within the western portion of the Historic District;
- that the design of the landscaped rear garden on this large corner lot will result in the preservation and restoration of greenspace in the interior court;
- that the proposed materials and finishes, including a light beige brick, bronze-framed windows with light wood shutters behind, bronze panels, terra cotta panels, and granite, will be harmonious with the material and color palette characteristic of the apartment, warehouse, and modern buildings at the western end of the district;
- that the visible bulkheads, landscaping, and mechanical equipment at the roofs of the new buildings will be in keeping with visible rooftop accretions found at large apartment buildings found elsewhere within the Historic District and that the light bronze finish at the townhouse bulkhead will not overwhelm the building or streetscape when viewed across lower buildings from the east along Perry Street;
- and that, overall, the corner townhouse will provide a strong, harmonious termination to the Washington and Perry streetscapes and the apartment building will provide balance to the Washington streetscape thereby enhancing the



Date:	2/7/2017
LPC Docket #:	18-7634
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

historic and architectural character of the Greenwich Village Historic District.

VOTE:

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law